

The Town Crier

A Newsletter from the Town of Warrenton



Dan Burden Returns to Warrenton

By Councilman Birge Watkins

At the invitation of the Town, Dan Burden returned to Warrenton on November 30, 2005 for a full day of meetings, tours, and a public presentation at Highland School. His insight into urban design and transportation proved to be very valuable, particularly with regard to our challenging bypass.

Burden is a transportation expert and planner with one of the leading urban design companies in the country, as well as the Director of Walkable Communities, Inc. Burden has a unique perspective on community development, one that focuses on making communities more livable, streets safer, traffic more efficient, and businesses more successful.

Following Burden's initial visit to Warrenton last April for the annual meeting of the Virginia Planning Association (VAPA), the Town Council decided that a day of Burden's time dedicated to the Town of Warrenton would be of great value. Prior to his arrival, considerable information was sent to him so that he would be familiar with the Comprehensive Plan and other documents regarding regional growth and local traffic.

Burden started his day with an intensive driving tour of Warrenton with Councilman Birge Watkins. This involved frequent stops so that he could take pictures and compile notes for his evening presentation. The tour included a stop at every major intersection in Warrenton, a couple revolutions around the Bypass, a sprint down the Route 17 spur, and a visit to Old Town to check out our parking situation. He also took a good look at the proposed right of way for controversial Timber Fence Parkway.

Being a fearless explorer and intrepid photographer, Burden even stood in the middle of Broadview Avenue taking photos in both directions. Considering the unrelenting traffic on Broadview, we are very fortunate he survived. Again, he noted that Broadview Avenue is unique in the country with its two turn lanes and a small center lane with no practical use.

The grand tour was followed by lunch and a very productive discussion with Town Manager Ken McLawhon, Director of Public Works Bo Tucker, Director of Community Planning and Development Chris Mothersead, and Councilman Watkins. Burden was able to follow up the morning observations with numerous questions for the Town staff.

Next, Burden met with Council members at Town Hall in a small forum open to the public and press. A vibrant discussion ensued. Following the meeting, Burden went back



Mr. Burden spent a lot of time considering traffic flow improvements for busy Broadview Avenue.

to his hotel to customize his evening slide show with new photos of Warrenton.

In his usual fashion, Dan Burden provided an entertaining and enlightening presentation peppered with slides compiled from visits to over 2,000 communities. He wasn't afraid to challenge the audience with new ideas and concepts. His message was well balanced, noting the needs for greater safety and better access to local businesses. What stood out most was his call for roundabouts rather than standard signalized intersections. He also prescribed a median strip with multiple turn lanes. Warrenton's bypass is a safety challenge, and getting in and out of any business can be a formidable task. Burden feels a combination of improvements could greatly improve access for everyone, including pedestrians, and ultimately enhance the fortunes of local businesses.

Warrenton's Comprehensive Plan calls for roundabouts at each end of town and a median down Broadview Avenue. Burden suggested that we expand that vision and explore a series of roundabouts on the Bypass from Blackwell Road to Route 211. He provided examples of other communities where this has been done very successfully.

The Warrenton Transportation Safety Commission (WTSC) has been refining the mandate from the Comprehensive Plan and exploring new ideas that would be good for Warrenton, including Burden's suggestions. The WTSC is being assisted by the Economic Development Advisory Committee's Subcommittee on Transportation and Business.

Traffic volume is expected to increase dramatically in the years ahead and there has been a marked increase in accidents, particularly at intersections. The WTSC is examining how major road improvements can be made in a manner that

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DAN BURDEN, continued from page 1.

also improves pedestrian and bike access, makes the Bypass more attractive, and enhances business access and business success. Dan Burden's insight will help the Town of Warrenton plan and eventually implement a far reaching solution to our current and future traffic challenges.



Broadview Avenue is one of the heaviest traveled streets in the Town of Warrenton.

Old Town's Emerging Design Zone

*By Anne-Marie Walsh
Partnership for Warrenton*

With the migration of traditional retailers to the malls and shopping centers in the 60s, many small towns had to reinvent themselves to survive, including Old Town, which lost its share of businesses. There are those who still recall when thirteen storefronts were boarded up on Main Street.

The 1991 Downtown Warrenton Market Assessment commissioned by the Partnership for Warrenton, showed the market dominated by apparel boutiques, gift shops and restaurants. There was an overall 17% retail vacancy in the downtown. Currently, the retail occupancy rate is 100%.

Today, Warrenton's Old Town retail environment is an eclectic mix of shops serving residents and tourists — jewelry stores, gift shops, a third generation bakery, salons and barbershops, galleries, hobby and sports stores, dining, services, apparel stores, florists, antique shops, and more. In addition, a complementary retail design "cluster" has started emerging.

There is a buzz in the marketplace about the wonderful inventory of shops featuring furniture, fine fabric, artwork, lamps, rugs, accessories, and designers. Joining these interior design-related businesses is a soon-to-open kitchen and bath design center, as well as plans for a furniture showroom on Lee Street. This emerging "design zone" gives targeted shoppers clear reason to come to the district and shop, while further expanding the downtown's primary trade area.

As Old Town continues to build its economy through the cooperative efforts of local government, business and property owners, organizations, the Partnership/Main Street program, and interested citizens, we welcome these new entrepreneurs. Who knows, someday we may welcome back an ice cream parlor, small hardware store, and pharmacist. ■



Shelf-Life Furniture celebrates its first anniversary in Old Town with 5,000 sq. ft. expansion on Main Street.

Reminders

Town of Warrenton
Real Estate taxes are due
June 15 and business
licenses are due **June 30.**

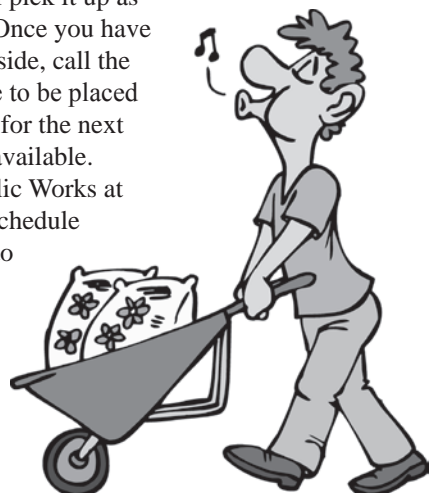
Town Experiencing Problems With Brush Collection Policy

Each year the Town of Warrenton provides brush and limb removal services to residents, but in the past has experienced difficulties with citizens not adhering to the brush policy.

Brush and limb collection is for residences only, and is for brush and larger limbs. Town residents are reminded that all small trimmings, clippings, vines, grass and leaves should be bagged and placed out with regular refuse. The brush and limb collection is for larger limbs that can be fed through a chipper. Anything that cannot be fed through the chipper, such as logs, stumps, rocks or dirt, will not be picked up. Also, remember that if you hire a private contractor or landscaping company, or you pay someone to do tree trimming, it is their responsibility to haul the trimmings and brush away. The Town will not take this debris.

There is no set schedule for brush and limb collection; this is a service that is done as time allows. The Town asks that residents place their brush at the curbside or edge of the road, and crews will pick it up as scheduling allows. Once you have placed it at the curbside, call the Public Works Office to be placed on the "Brush List" for the next time the chipper is available.

Please call Public Works at (540) 347-1858 to schedule brush collection or to ask questions. ■



Holiday Refuse Schedule

Memorial Day

Monday, 5/29/06 — Holiday; no refuse collection.

Tuesday, 5/30/06 — Monday's & Tuesday's refuse collections.

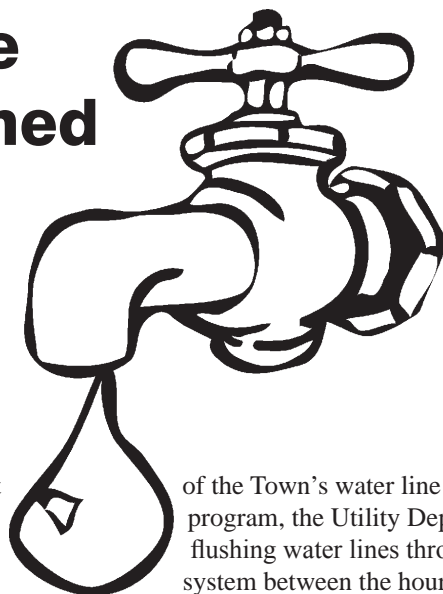
Wednesday, 5/31/06 — Recycling collections (blue bags, cardboard & newspaper).

Thursday, 6/1/06 — Regular refuse collection.

Friday, 6/2/06 — Regular refuse collection.

There will be a refuse truck available at the Public Works Facility, at 360 Falmouth Street, during the holiday weekend. ■

Water Lines To Be Flushed



As part of the Town's water line maintenance program, the Utility Department will be out the water 7:00 PM and

of the Town's water line program, the Utility Department flushing water lines through-out the water system between the hours of 1:00 AM April 3 - 28, 2006.

If you experience any discoloration in your water, such as a rusty or brownish color, this can normally be resolved by running your cold water until it clears. This process usually takes two to seven minutes. Do not run the hot water to clear up the water. This only allows the discolored water to enter the hot water tank. If after all attempts have been made to clear up the water it is still discolored, please contact Warrenton Utilities Superintendent, Richard Wines, at (540) 347-1858, and a service person will respond to determine if problems exist.

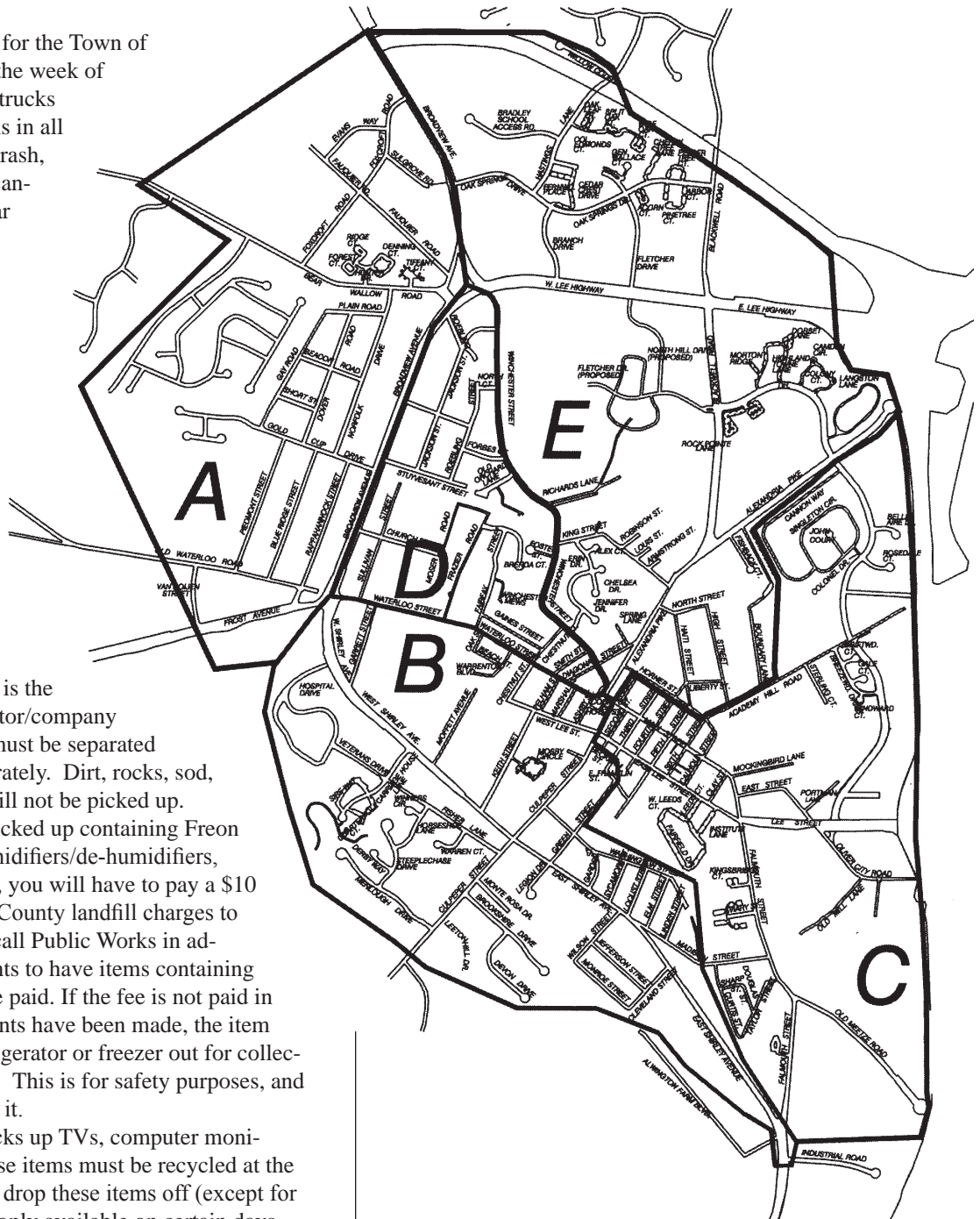
The Town of Warrenton appreciates citizens' cooperation in this effort as we continue our attempt to provide the best possible service. ■

Spring Clean-Up Week Announced

Spring Clean-Up Week for the Town of Warrenton is scheduled for the week of April 17 - 21, 2006. Town trucks will provide extra collections in all residential areas to pick up trash, refuse and other items that cannot be handled on the regular weekly schedule. All items must be placed on the street line by 8:00 A.M. of the day scheduled for your area. No return trips can be made. All trash and refuse must be placed in proper containers. Tree trimmings and brush must be placed separately. Small clippings from bushes or shrubs should be bagged and placed with regular refuse. Town crews will not pick up tree trimmings and brush cut by tree companies and/or contractors; it is the responsibility of the contractor/company doing the work. All metal must be separated from wood and placed separately. Dirt, rocks, sod, old stumps and large logs will not be picked up.

To have an appliance picked up containing Freon (Air conditioning units, humidifiers/de-humidifiers, refrigerators, freezers, etc.), you will have to pay a \$10 fee. This is the amount the County landfill charges to drain the Freon. You must call Public Works in advance and make arrangements to have items containing Freon picked up, and the fee paid. If the fee is not paid in advance, or if no arrangements have been made, the item will be left. If you set a refrigerator or freezer out for collection please remove the door. This is for safety purposes, and because the landfill requires it.

The Town no longer picks up TVs, computer monitors, copiers and paint. These items must be recycled at the landfill, and there is a fee to drop these items off (except for paint). Also, this service is only available on certain days of the month. For more information on how and when to take any of the items listed to the landfill, call the Fauquier County Waste Management Office at (540) 347-6811. If any of these items are set out during Clean-Up Week, they will not be picked up. If you have paint cans that are empty and dried up, remove the lid and place them out with your regular refuse collection. But all other cans of paint must be recycled at the landfill. ■



Spring Clean-Up Schedule

Area A	April 17
Area B	April 18
Area C	April 19
Area D	April 20
Area E	April 21

See area map

Historic District Register

The Revitalization of an Historic Corridor Into Town

Residents of Warrenton have no doubt noticed the flurry of restoration and renovation activity taking place on one of the most historic streets in Warrenton. Noted for its arts and crafts bungalows and vernacular-style homes dating from the 1930s, Waterloo Street is quietly undergoing a transformation which will make it one of the more sought after addresses in Town, and the gateway to the Old Town district from Broadview Avenue and Route 211. The location of the original Warrenton High School (now the Warrenton Middle School) has long made Waterloo Street one of the focal points in town.

Waterloo Street is anchored on the east end by the John Barton Payne Library built in 1923. It is an excellent example of Classic Revival-style architecture with its pedimented portico with Corinthian columns. Across the street is the building known as the Old Town Service Station, which now is the home of Mom's Apple Pies. This building is one of the few buildings in town designed in the Spanish Colonial style, and is easily recognizable by its red clay tile roof.

Several of the original buildings located on Waterloo Street (originally known as the Dumfries-Rappahannock Road) were burned during the fire of 1909. Fortunately, two richly detailed Federal-style houses survived. One is the house located at 67 Waterloo (built in 1825), which was once owned by the former Civil War General Eppa Hunton. It is now better known as Napoleon's Restaurant. Across the street, at 74 Waterloo, is the house known as the Thaddeus Norris house. It, too, was built in 1825, and features an elaborate porch built in 1880 by John R. Spillman.

Waterloo Street is best known for its rich collection of arts and crafts bungalows and vernacular-style homes built during the 1930s. At least seven of the houses are Sears Craftsman homes which were premanufactured and shipped to Town via rail. Each board in the house was precut to size and numbered, much like current production homes, which are panelized in a plant and delivered to the site on a truck. The difference is that the typical Sears Craftsman homes of that era cost about \$3,500 for materials.

In recent years, owners and investors have discovered the hidden value of these classic arts and crafts-style bungalows and "four over four" homes, as they are known because of their room layout. An example is the excellently renovated house at 211 Waterloo which succeeds in respecting the original design with a restored exterior stucco finish and new standing seam metal roof. Inside, the house has been updated with modern appliances and fixtures. The value and appeal of the house has been greatly enhanced at a reasonable cost as a result of these improvements.

Another project underway is the addition to the stone cottage located at 111 Waterloo. The owner was immediately

smitten by the classic style of the house but determined that the two bedroom home lacked the space that he and his wife would need for family and visitors. He sought the assistance of Jim Hricko, AIA (who had previously designed and built his own highly acclaimed residence and office at 124 Waterloo) to design an addition and a separate guest house which would be in keeping with the original Sears Craftsmen design. The addition replicates and highlights many of the details of the original Craftsmen house. It will be a jewel box of a bungalow when it is completed!

One of the most important projects on Waterloo Street actually resulted in a loss for Waterloo Street but a gain for nearby Garrett Street. The beautiful Mills house, located at the far west end of Waterloo next to the Rankin shopping center, was built around 1890 and was perhaps headed for demolition when the land it was sitting on was acquired for a new bank branch. This part of Waterloo Street is outside of the Historic District and does not have the protection of the ARB. Fortunately, Robert and Liz Miller acquired the house and hired the same company which relocated the Hatteras Lighthouse to relocate the house to their property on Garrett Street. This turned out to be a win-win situation for everyone, as the house underwent a wonderful restoration and now serves as the home of their law office.



The Mills house, now the law offices of Robert Miller, was moved from Waterloo Street to its new home on Garrett Street.

Many people feel that all of Waterloo Street deserves to be in the Historic District with its rich collection of period style homes. The Architectural Review Board would welcome any comments from the Town residents regarding the inclusion of Waterloo Street into the Historic District. Please forward comments to mnorth@warrentonva.gov. ■



Town Office Hours and Telephone Numbers

Town Office Hours are 8:30 AM to 4:30 PM

The area code is 540 unless otherwise noted.

Finance Department	347-1102
Inspections	347-2405
Maintenance Shop	347-1858
Police Department	
Office of the Chief	347-1105
Police Station	347-1107
Non-emergency	347-1100
Emergency	911
Planning and Zoning	347-2405
Recycling	347-1858
Sewage Plant	347-1104
Town Hall	347-1101
Town Manager	347-4505
Utilities	347-6574
Water Bills	347-2678
Water Plant	347-1103
TTD/TTY	1-800-828-1120

**After Hours Water and Sewer Emergency
347-1100**

Town Elections

**Town of Warrenton elections for
Mayor and town at large Council
members will occur on Tuesday,
May 2, 2006. You are encouraged
to cast your ballot
on May 2. If
you are not
a registered
voter, please
register
(30 days prior
to the election) and vote!**



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citizens of the major events which affect our government and
community.

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